BEST
LAND

G/25/053

FOR SALE
DRUMNEATH ROAD
BANBRIDGE
CO DOWN

BUILDING SITE ON APPROXIMATELY 0.4 ACRES

An exciting opportunity to acquire a building site only 0.5 miles from the A1.

Guide Price: 68,000

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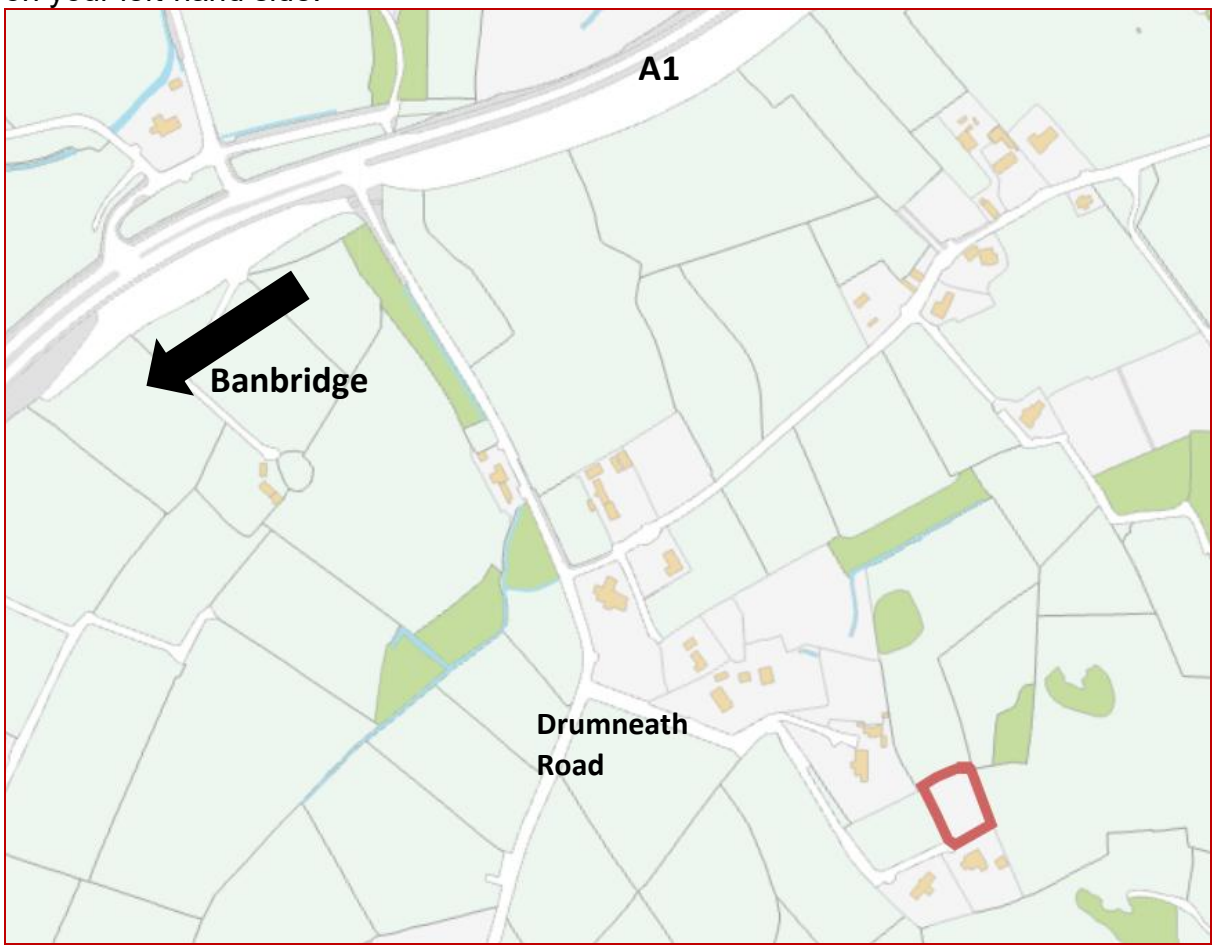
www.bestpropertyservices.com

BEST PROPERTY SERVICES (N.I.) LTD
108 Hill Street, Newry, Co. Down BT34 1BT
Fax. (028) 3026 5607 E-mail: land@bestpropertyservices.com
Also at:- Armagh and Dundalk

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to the accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

❑ LOCATION

From Banbridge merge onto the A1 North bound, continue on the A1 for 3.1 miles before turning right onto the Drumneath Road, proceed for approx. 0.3 miles and turn left onto a concrete lane, continue along for 0.2 miles and the site is located on your left-hand side.



❑ PLANNING

Reserved matters were granted for the erection of a dwelling and detached garage, granted in April 2004 under Planning Reference Q/2004/0053/RM. Works were commenced to retain the planning permission and the proposed foundations have been completed and building control carried out their inspection in March 2006 to approve these foundations. Substitute plans were updated and granted in August 2022 under Planning Reference LA08/2022/0770/F.

Intending buyers should consult their planning advisor or architect should they have any concerns.

❑ AREA

The site area would appear to extend to approximately 0.4 Acres.

❑ ACCESS

There are several third-party users of the access road to the site including 1 who has access across the South-Eastern boundary of the lands in sale to lands to the East. As per the land transfer map.

❑ VIEWING

By inspection at any time.

❑ OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office. In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

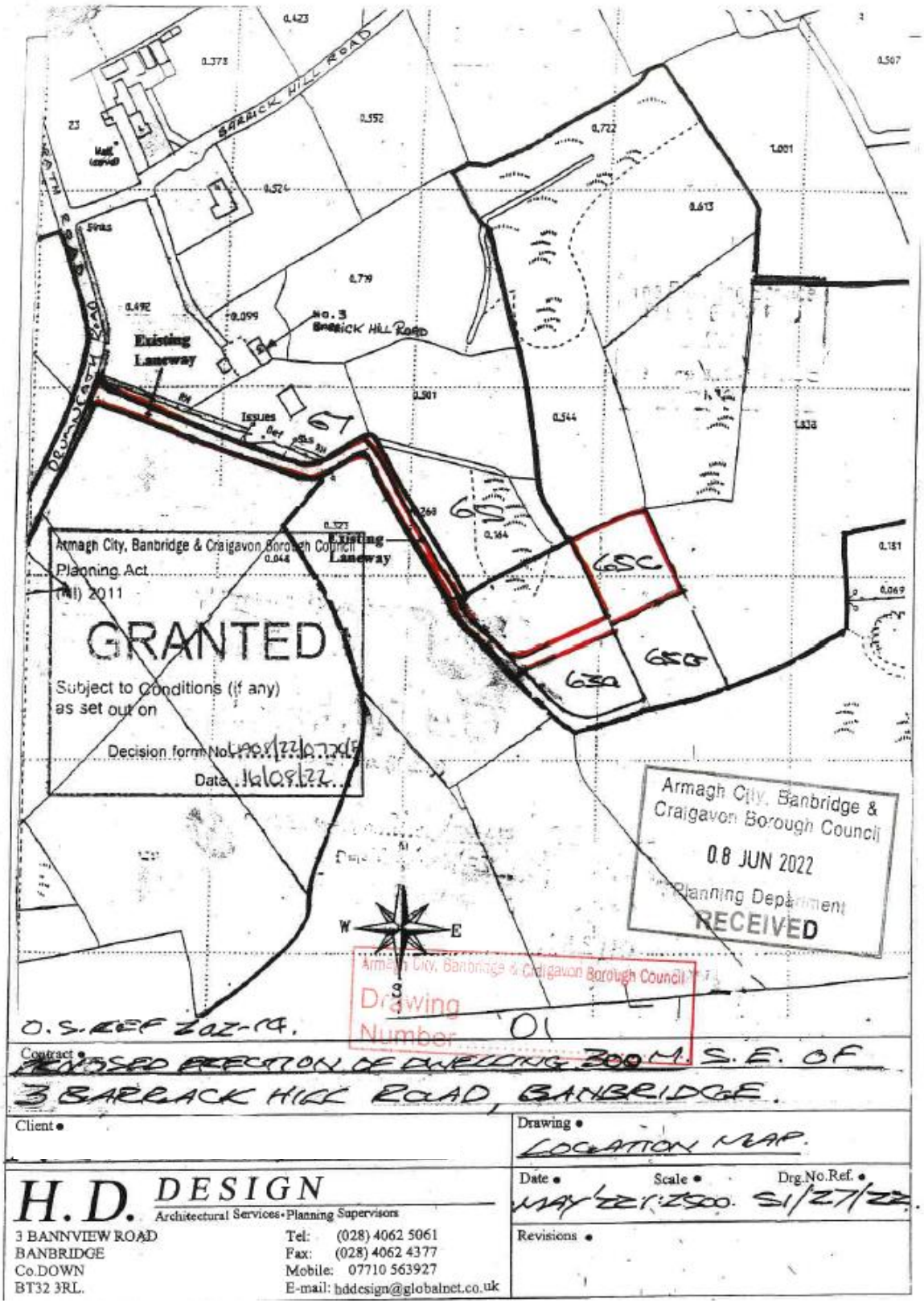
❑ VENDOR'S SOLICITOR

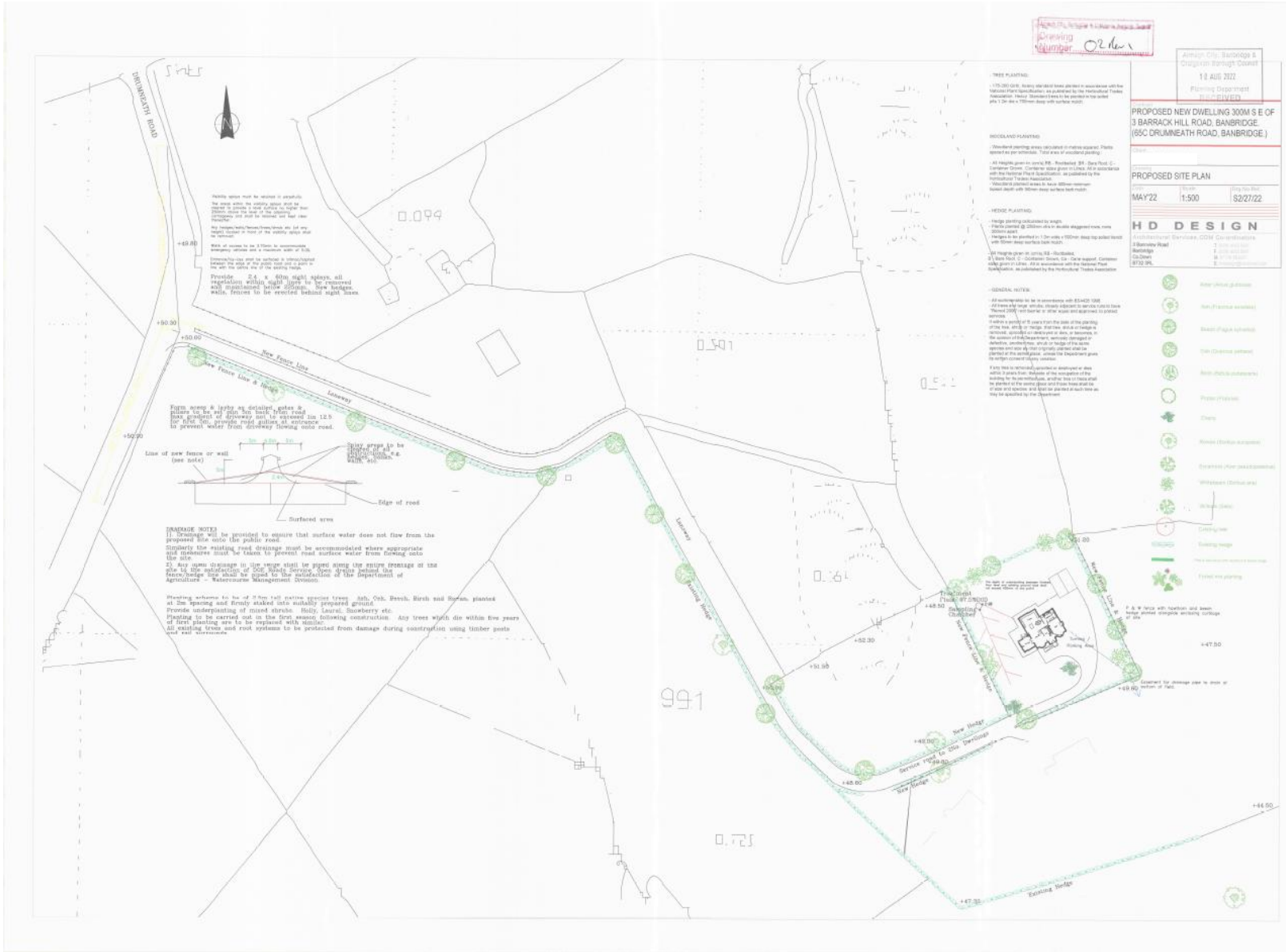
Patrick Corrigan, Corrigan & McGrade, 40 John Street Omagh BT78 1DN
office@corriganmcgrade.com

❑ GUIDE PRICE

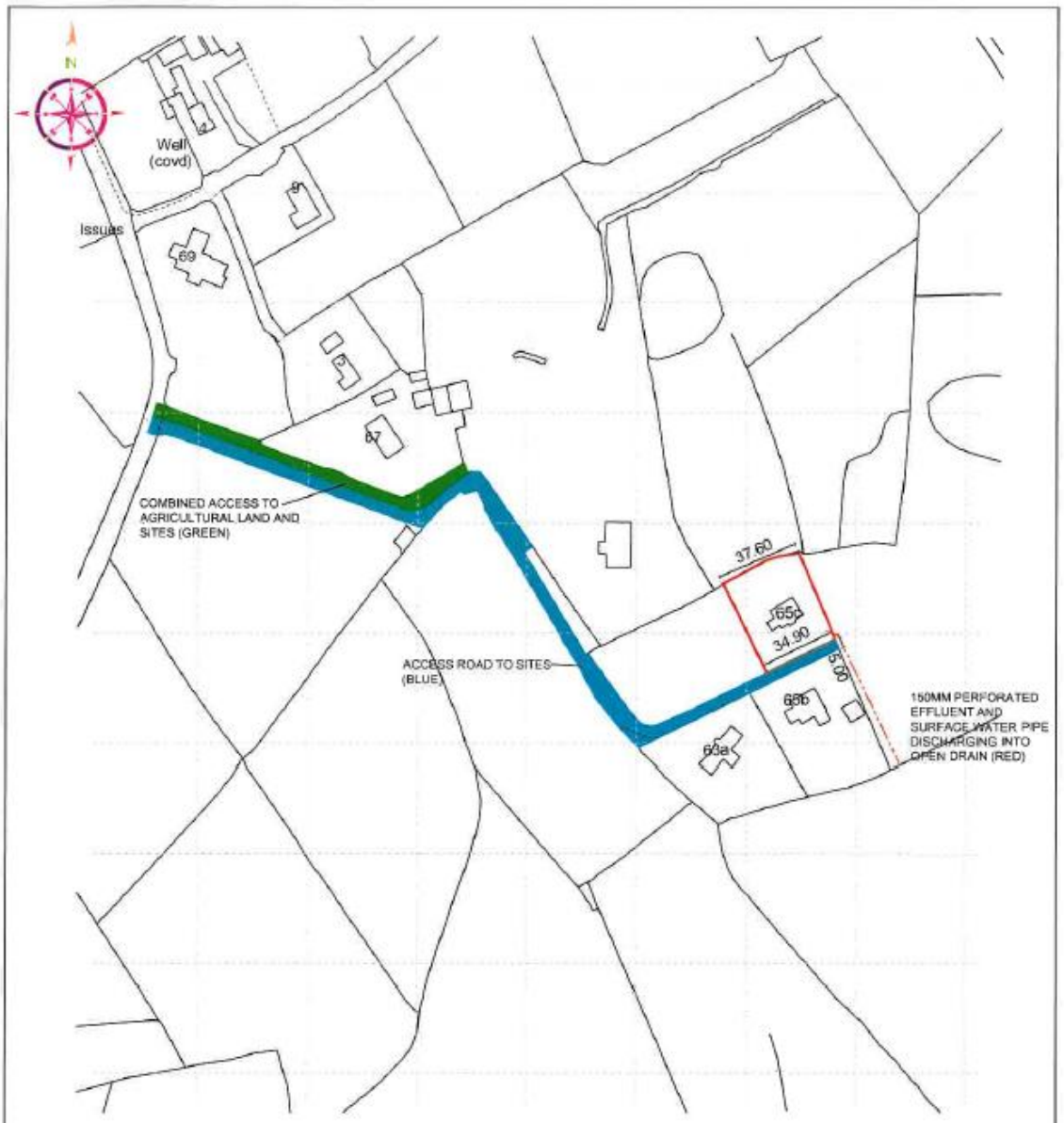
Offers Around £68,000

❑ SITE MAP


BARRACK HILL ROAD
DRUMSCATH ROAD
No. 3 BARRACK HILL ROAD
Existing Laneway
Existing Laneway
Issues
Armagh City, Banbridge & Craigavon Borough Council
Planning Act
(NI) 2011
GRANTED
Subject to Conditions (if any) as set out on
Decision form No. LA08/22/0172/F
Date 16/08/22
Armagh City, Banbridge & Craigavon Borough Council
08 JUN 2022
Planning Department
RECEIVED
Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 01
W
E
S
O.S. REF 202-14.
Contract • PROPOSED ERECTION OF DWELLING 300 M. S.E. OF 3 BARRACK HILL ROAD, BANBRIDGE.
Client •
Drawing • LOCATION MAP.
H.D. DESIGN
Architectural Services • Planning Supervisors
3 BANNVIEW ROAD
BANBRIDGE
Co.DOWN
BT32 3RL.
Tel: (028) 4062 5061
Fax: (028) 4062 4377
Mobile: 07710 563927
E-mail: hddesign@globalnet.co.uk
Date • MAY '22
Scale • 1:2500
Drg.No.Ref. • S1/27/22.
Revisions •


Drawing Number 02 Rev 1
Armagh, City, Banbridge & Craigavon Borough Council
12 AUG 2022
Planning Department
RECEIVED
PROPOSED NEW DWELLING 300M S E OF 3 BARRACK HILL ROAD, BANBRIDGE. (65C DRUMNEATH ROAD, BANBRIDGE.)
PROPOSED SITE PLAN
MAY'22
1:500
S2/27/22
H D DESIGN
Architectural Services, CDM Co-ordinators
3 Bannview Road
Banbridge
Co.Down
BT32 3PL
DRUMNEATH ROAD
Provide 2.4 x 60m sight splays, all vegetation within sight lines to be removed and maintained below 225mm. New hedges, walls, fences to be erected behind sight lines.
New Fence Line
New Fence Line & Hedge
Laneway
Existing Hedge
Form access & layby as detailed, gates & pillars to be set min 5m back from road. Max gradient of driveway not to exceed 1in 12.5 for first 5m, provide road gullies at entrance to prevent water from driveway flowing onto road.
Line of new fence or wall (see note)
Grass verge to be reinstated as soon as practicable, e.g. topsoil, seeded, water, etc.
Edge of road
Surfaced area
DRAINAGE NOTES
1) Drainage will be provided to ensure that surface water does not flow from the proposed site onto the public road.
Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the site.
2) Any storm drainage in the verge shall be piped along the entire frontage of the site to the satisfaction of DOE Roads Service. Open drains behind the fence/hedge line shall be piped to the satisfaction of the Department of Agriculture – Watercourse Management Division.
Planting scheme to be of 2.5m tall native species trees. Ash, Oak, Beech, Birch and Rowan, planted at 2m spacing and firmly staked into suitably prepared ground.
Provide underplanting of mixed shrubs. Holly, Laurel, Snowberry etc.
Planting to be carried out in the first season following construction. Any trees which die within five years of first planting are to be replaced with similar.
All existing trees and root systems to be protected from damage during construction using timber posts and rail alignments.
- TREE PLANTING:
- 175-250 Qt/B, Rooted standard trees planted in accordance with the National Plant Specification, as published by the Horticultural Trades Association. Heavy Standard trees to be planted in top soiled pits 1.0m dia x 750mm deep with surface mulch.
WOODLAND PLANTING:
- Woodland planting areas calculated in metres squared. Plants spaced as per schedule. Total area of woodland planting -
- All Heights given in (cms) RB - Rootballed SR - Bare Root C - Container Grown. Container sizes given in Litres. All in accordance with the National Plant Specification, as published by the Horticultural Trades Association.
- Woodland planted areas to have 600mm minimum topsoil depth with 50mm deep surface bark mulch.
- HEDGE PLANTING:
- Hedge planting calculated by length.
- Plants planted @ 250/linn.mtr in double staggered rows, rows 200mm apart.
Hedges to be planted in 1.0m wide x 100mm deep top soiled trench with 50mm deep surface bark mulch.
- All Heights given in (cms) RB - Rootballed SR Bare Root C - Container Grown, Co - Cell-pot support. Container sizes given in Litres. All in accordance with the National Plant Specification, as published by the Horticultural Trades Association
- GENERAL NOTES:
- All workmanship to be in accordance with BS 4428:1998.
All trees and large shrubs, closest adjacent to service runs to have "Reroot 2000" root barrier or other equal and approved, to protect services.
If within a period of 5 years from the date of the planting of the tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Department, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Department gives its written consent to any variation.
If any tree is removed, uprooted or destroyed or dies within 3 years from the date of the completion of the building for its use without use, another tree or trees shall be planted at the same place and those trees shall be of size and species and shall be planted at such time as may be specified by the Department.
Water service connection
Ash (Fraxinus excelsior)
Beech (Fagus sylvatica)
Oak (Quercus petraea)
Birch (Betula pubescens)
Poplar (Populus)
Cherry
Rowan (Sorbus aucuparia)
Snowdrop (Acer pseudoplatanus)
Whitebeam (Sorbus aria)
Wildlife Gate
Existing tree
Existing hedge
Post & wire fence
Field line planting
Treatment Plant c/w Soakaway
New Fence Line & Hedge
Existing / Raising Ring
P & W fence with hawthorn and beech hedge planted alongside enclosing curtilage of site
Easement for drainage pipe to drain at bottom of field.
New Hedge
Service route to 25m Soakaway
+50.00
+50.90
+49.80
+52.90
+52.30
+51.90
+48.50
+47.50
+46.80
+46.00
+44.50
+47.30

❑ LAND TRANSFER MAP



AREA OF LAND EDGED IN RED = 0.164 HECTARES OR THEREABOUTS

O.S REF: 202-14SE.

Contract

------- MAP REFERRED TO -------

Client	Drawing
Ms ALISON CHURCH.	LAND TRANSFER MAP.

H D DESIGN
Architectural Services CDM Co-ordinators
3 Bannview Road
Banbridge
Co.Down
BT32 3RL
T.(028) 4062 5061
M.07710 563927
M.07855 993911
E.hddesign@btconnect.com

Date	Scale	Drg.No.Ref.
OCT'22.	1:2500	M/47/22.

Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 03

Armagh City, Banbridge & Craigavon Borough Council
07 JUN 2022
Planning Department
RECEIVED

FRONT ELEVATION

Materials:

Roof: Concrete tile (Colour: Black).

Walls: Selected Render (Colour: White).

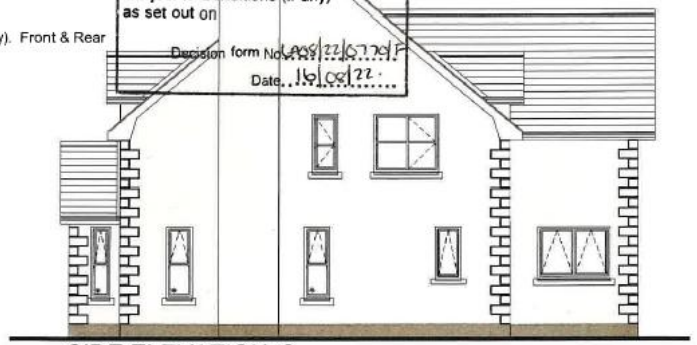
Windows/Doors: uPVC (Colour: Dark Grey). Front & Rear doors in selected colour.

Rainwater Goods: uPVC (Colour: Black).

REAR ELEVATION

SIDE ELEVATION 1

Armagh City, Banbridge & Craigavon Borough Council
Planning Act
(NI) 2011
GRANTED
Subject to Conditions (if any) as set out on
Decision form No. LA08/2022/0797/F
Date 16/08/22



SIDE ELEVATION 2

Contract
PROPOSED NEW DWELLING 300M S E OF 3 BARRACK HILL ROAD, BANBRIDGE,
65C DRUMNEATH ROAD, BANBRIDGE.

Client

Drawing
GROUND AND FIRST FLOOR PLANS.

H D DESIGN
Architectural Services, CDM Co-ordinators
3 Bannview Road
Banbridge
Co.Down
BT32 3RL
T. (028) 4062 5061
F. (028) 4062 5061
M. 07710 563927
E. hddesign@btconnect.com

Date	Scale	Drg.No.Ref.
APRIL'22.	1:100	SK2/27/22.

MAY'22 AMENDMENTS AS REQUESTED BY CIENT.
7-8-22 WINDOWS ADDED TO EN-SUITES.

Materials:

Roof: Concrete tile (Colour: Black).

Walls: Selected Render (Colour: White).

Windows/Doors: uPVC (Colour: Dark Grey). Front & Rear doors in selected colour.

Rainwater Goods: uPVC (Colour: Black).

This drawing is the property of H D Design and they reserve the copyright. The drawing is issued on the condition that it is not copied, altered, reproduced, retained or disclosed, in whole or in part, to any unauthorised person without the written consent of H D Design.

Figured dimensions to be taken in preference to those scaled. All dimensions and conditions to be verified on site by the contractors before the work begins. Any discrepancy to be reported to H D Design before any work is carried out.

Armagh City, Banbridge & Craigavon Borough Council
07 JUN 2022
Planning Department
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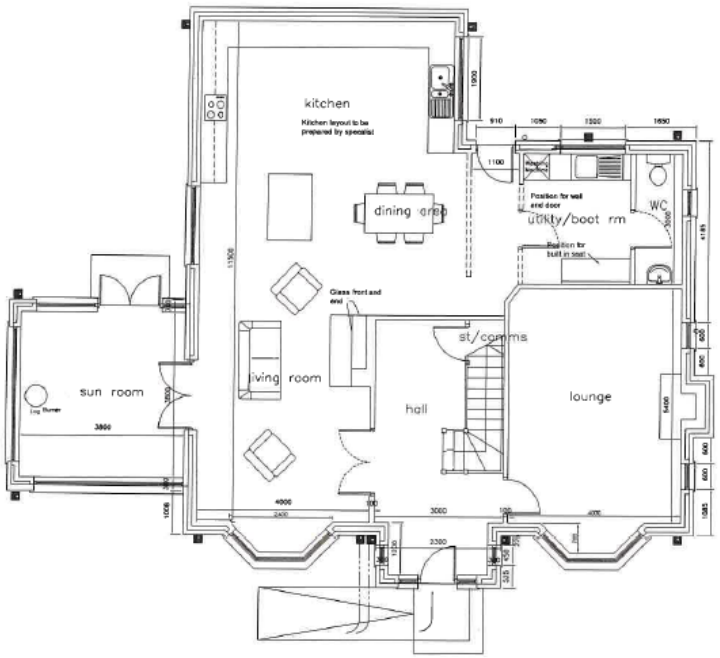
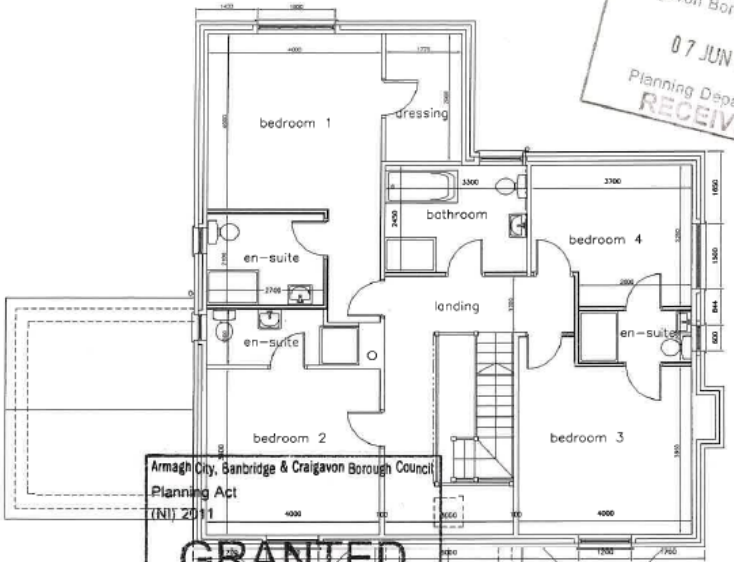


Ground Floor Layout floor area = 133.55 sqm = 1,437 sqft
total = 246.36 sqm = 2,651 sqft



First Floor Layout
floor area = 112.81 sqm = 1,214 sqft

Armagh City, Banbridge & Craigavon Borough Council
Planning Act
(NI) 2011
GRANTED
Subject to Conditions (if any) as set out on
Decision form No. LA08/22/0770/F
Date 16/05/22

Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 04

Contract
PROPOSED NEW DWELLING 300M S E OF 3 BARRACK HILL ROAD, BANBRIDGE.
65C DRUMNEATH ROAD, BANBRIDGE.

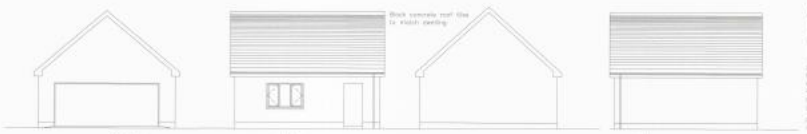
Client

Drawing
GROUND AND FIRST FLOOR PLANS.

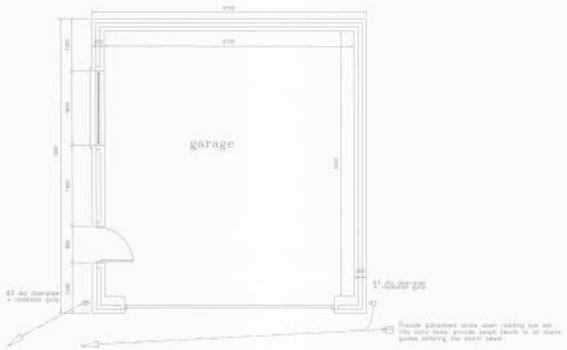
H D DESIGN
Architectural Services, CDM Co-ordinators
3 Bannview Road
Banbridge
Co.Down
BT32 3RL
T. (028) 4062 5061
F. (028) 4062 5061
M. 07710 563927
E. hddesign@btconnect.com

Date	Scale	Drg.No.Ref.
APRIL'22.	1:100	SK1/27/22.

MAY'22 AMENDMENTS AS REQUESTED BY CIENT.
7-6-22 WINDOWS ADDED TO EN-SUITES.

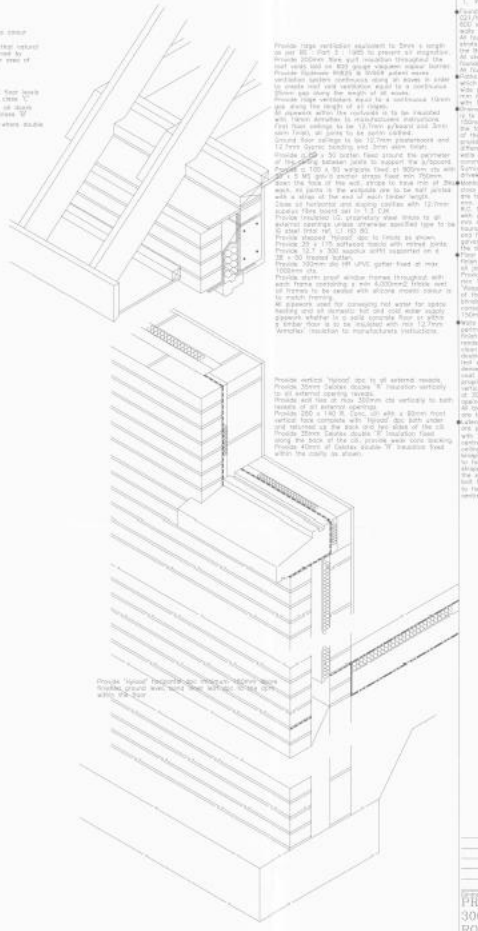


proposed elevations 1/100.



GROUND FLOOR 1/50.

SECTION 1/50.



NOTES:

1. Work to figured dimensions only

- Foundations – all cavity wall foundations to be 600 x 225 (27/mm2 conc strip type founds, all 215mm walls to have 800 x 225 (27/mm2 conc strip type founds, all 100mm walls to have 450 x 225 (21/mm2 conc strip type founds. All foundations are to be taken down to a firm load bearing strata which shall be determined on site in conjunction with the Building Control reps. We reserve the rights to vary the All steps in trenches shall overlap by at least the width of the footing below and the rise shall not exceed 600mm in depth. All foundation sizes are to be verified prior to excavation.
- Paths – provide a pathway around the complete dwelling which shall 300mm below floor level. Paths to be 900mm wide precast conc slabs 50mm thick laid on a min of 150 mm of blinded and consolidated hardcore, joint the slabs with 1:3 sand cement mortar.
- Drainage – all drainage is to comply with B.S. 8000 and is to consist of 100mm uPVC pipe laid and surrounded in 150mm pea gravel to falls. Where pipes pass through walls the foundations are to be taken down below the invert level of the pipe and two reinforced concrete lintols are to be provided over the pipes to any pressed damage from differential movement. Where within 1000mm of the external walls of the dwelling are to be surrounded in 215N/mm2 concrete to the full depth of the foundations or reinforced concrete lintols within the building and within roads and driveways to 150mm pea gravel.
- Manholes – all manholes are to be constructed in 215mm thick engineering bricks in cement to 1:3 C.M. Manholes are to be 600 x 600 mm internally for depths up to 900 mm. All manholes exceeding this depth are to be built with 600 x 600 mm rungs which are to be 1200mm to be complete with galvanised step irons at 300mm centres. Provide 150 mm deep C15N/mm2 concrete bases and smooth concrete haunching. Provide heavy duty cast iron two section covers and frames to roadways and driveways and medium duty galvanised covers and frames around the the remainder of the dwelling.
- Floor – provide 75mm sand cement screed with steel float finish laid over 600 gauge 'Visqueen' vapour barrier. Ensure all joints are lapped and then DPM to blended with all DPCs Provide 50mm "Styrofoam Floormate 500" insulation laid on min 100mm of C20N/mm2 ares conc. Provide a layer of 1200 gauge 'Visqueen' vapour barrier over the entire area of the floor with all joints lapped and sealed. Provide 50mm shrubs below the burners and over a 200mm x type 2 consolidated clean broken stone sub e layers not exceeding 150mm in depth.
- Walls – provide 300mm cavity walling to the complete perimeter with a min 'U' value of 0.45 W/m2c the external finish is to be two coats of roughcast up water repellent render on 100.0mm dense conc block, construct a 95mm clean cavity which is to be part filled with 40mm Gordon double 'R' insulation fixed to the outer face of the internal leaf with proprietary fixings, internal leaf is to be 102.5mm dense conc block with a 13mm lightweight cement based coat of plaster and 3mm matte textured skim finish. Provide proprietary S.S. butterfly type wall ties to at max 450mm cts vertically and 750mm max ctc horizontally, provide wall ties at 300mm ctc max vertically to both sids reveals of all openings, provide 6 staggered pattern to all cavity ins. All brickwork to be min 75N/mm2, all internal division walls are to be brickwork unless otherwise stated.
- Lateral Support – is to be provided to all external walls which are parallel to roof timbers or floor joists. Provide support with 30 x 5 MS galv'd anchor straps built in at 1.2 metre centres and fixed across the structural timbers at floor joist, ceiling joist & rafter level. Where cavities exist full depth timber noggins are to be fixed between the timbers at the above level for foundation wall example 1200mm provide 30 x 5 MS galv'd straps built in at 1.2 m ctc. Each strap is to be fixed into the side joists a min of 1200mm, and each strap is nows into the wall fixings. Provide lateral support to all internal walls parallel to floor joist with straps, as detailed, set one fixed at 1.2 M centres over three joists minimum.

Provide ridge ventilation equivalent to 5mm x length as per BS – Part 2 – 1985 to prevent air stagnation Provide 200mm fibre quilt insulation throughout the roof voids laid on 800 gauge vapourn vapour barrier. Provide Hydrowise RHB25 & 50/600 patent eaves ventilation system continuous along all eaves in order to create roof void ventilation equal to a continuous 10mm gap along the length of all eaves.
Provide ridge ventilation equal to a continuous 10mm gap along the length of all ridges.
All openings within the roofscape to be insulated as per manufacturers instructions for installation.
First floor ceilings to be 12.7mm gyproard sold 3mm skim finish, all joints to be jointin sulated.
Ground floor ceilings to be 12.7mm plasterboard and 12.7mm Gyproc bonding and 3mm skim finish.
Provide 225 x 50 gutter fixed around the perimeter of the roof at eaves level, supported on 4 No galv'd brackets between joists to support the gutterboard.
Provide 100 x 50 fascia boards fixed at 900mm ctc with 2 No MS galv'd anchor straps fixed into the joists down the face of the wall, straps to have min of 2No wall fixings, the purlins are to be built into gable walls with a range of the end of each timber length.
Close up horizontal and sloping soffits with 12.7mm eurobrac insulation board set in PVA.
Provide 1 No 25mm dia. intermediary steel lintols to all external openings unless otherwise specified type to be to steel lintol "IP" LJ 150 B.
Provide stepped "lintool" dpc to lintols as shown.
Provide 25 x 175 softwood fascia with mitred joints.
Provide 12.7 x 300 supalux soffit supported on 4 38 x 50 treated battens.
Provide 100mm dia HR uPVC gutter fixed at max 1000mm ctrs.
Provide storm proof window frames throughout with each frame containing a min 6,000mm2 trickle vent all frames to be painted with silicone modified colour to to match fronting.
All pipework used for conveying hot water for space heating and all domestic hot and cold water supply pipework whether in a solid concrete floor or above a timber floor is to be insulated with min 12.7mm armaflex insulation to manufacturers instructions.

Provide vertical "lipdool" dpc to all external reveals.
Provide 35mm cavities double 'R' insulation vertically to all external opening reveals.
Provide min 150 x 150 dpc trays to sills x 80mm front vertical face complete with "lipdool" dpc both under and returned up the back and two sides of the cill.
Provide 35mm cavities double 'R' insulation fixed along the back of the cill, provide weak core backing.
Provide 40mm of Gordon double 'R' insulation fixed within the cavity as shown.

Provide "lipdool" flashing dpc internal returns where finishes ground level, sand finish with dpc stops 225 wide, PIR dpc.

Provide 'lipdool' flashing dpc internal returns where finishes ground level, sand finish with dpc stops 225 wide, PIR dpc.

Roof – provide Redland "Cromelyn" conc tiles fixed on 38 x 25 treated battens on BS 747 roofing felt lapped a minimum of 150mm at joints and draped into the gutters on.
Trussed rafters (s/c) typical, which are to be designed and manufactured by "TIGHEE or Meath, or other equal and approved, who will be responsible for supplying the following –
All trusses designed to be at 600mm centres
All longitudinal, diagonal and chevron bracing
All skid forboards to the eaves, chimney stack etc.
All trimming details to the roof void access, chimney stack, cold water tank etc.
All trusses bering the manufacturers official identification stamp
All trusses and the complete roof designed and manufactured in accordance with and complying with BS 5268 Pt 2 : 1985
A structural certificate for the complete roof structure is to be forwarded to Building Control once a firm order has been placed for the trusses and the roof has been designed
The contractor may not cut or alter any truss or trusses without prior written permission from the manufacturers, all alterations must be approved by Building Control

Provide 225 (21/mm2 conc strip foundations to all cavity walls unless otherwise stated, all foots to be taken down to a firm load bearing strata which is to be determined on site in conjunction with the Building Control inspector

Provide UPVC ID inlude complete with integral dpc to all external brickwork openings

All floor joists are to be built in 100mm after treatment with organophorus, all floor joists are to be 225 x 50 grade SC3, all joists are to be spaced at max 300mm centres, provide mid span full depth solid bridging to all joists.
All first floor ceilings are to be 12.7mm plasterboard with 4mm skim finish.
All ground floor ceilings are to be 4mm skim finish on 12.7mm "GYPROC" backing on 12.7mm plasterboard.

The garage ceiling is to be 12.7mm Sindilu or 12.7mm Gyproc Fireline board laid to the joists at 300mm ctr. Provide a 50 x 50 batten fixed around the perimeter of the ceiling between all ceiling joists to provide support for the fireline board between the joists.
Finish the garage internally with two coats of rubbed up render with wood float finish.
Sweeps from to be 178mm C10N/mm2 conc tanpan and steel floated to fall towards the drain, provide 1200 gauge visqueen damp proof membrane directly below the conc which is to be tanned to the dpc in the walls, lay 50mm blinding below the dpm on min 200mm consolidated type 2 clean hardcore, where poor floor slabs are used refer to manufacturers drawings

4pc min 150mm clave finished grain liver

SCHEDULE OF PRECAST CONCRETE LINTOLS IN ACCORDANCE WITH CP 114 part 2 : 1969

CLEAR SPANS mm	900 - 1200	1300 - 2100	2400 - 2700	3000 - 3600
DEPTH IN mm	150 mm	215 mm	300 mm	300 mm
REINFORCING dia mm No. bars per 100mm in depth	6	12.5	16	20
LINKS AT 150mm ctrs			R6	R6
PERFORCING TO BS 1144	CONCRETE MIX TO BE 1 : 1.5 : 3 AGGREGATE TO BS 882			
MINIMUM END BEARING OF ALL LINTELS TO BE NOT LESS THAN 225mm EACH SIDE				

Armagh City, Banbridge & Craigavon Borough Council
Drawing Number 05
Armagh City, Banbridge & Craigavon Borough Council
01 JUN 2022
Planning Department
RECEIVED

Project
PROPOSED NEW DWELLING
300M S E OF 3 BARRACK HILL ROAD, BANBRIDGE.
65C DRUMNEATH RD, BANBRIDGE

Client
Mr

Drawing
Garage Plans

Date	Scale	Job Number
MAY'22	1/50	G/27/22

H.D. DESIGN
Architectural Services & Planning Supervision
3 BARRACK ROAD
BANBRIDGE
Co.DOWN
BT32 3BS
TEL 028(0)62 26211
MOBILE 07733 140597

❑ BUILDING CONTROL

Roger Wilson
Chief Executive

Armagh City Banbridge & Craigavon Borough Council

Our Ref: BR/2006/0161/

03 June 2025

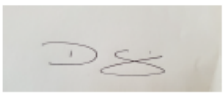
Dear Sir/Madam

Dwelling and detached single storey garage at 65c Drumneath Road Banbridge BT32 4HD

I can confirm that Building Control carried out an inspection of foundation excavation at the above property on the**15 March 2006**. This inspection renders the application commenced as defined in the Building Regulations (Northern Ireland) 2012 (as amended).

If you have any queries relating to any of the above please do not hesitate in contacting the**Banbridge** Office on Tel:**0330 056 1010 Option 2**.

Yours faithfully



David O'Prey
Senior Building Control Surveyor

Armagh Office
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